"बिजनेस पोस्ट के अन्तर्गत डाक शुल्क के नगद भुगतान (बिना डाक टिकट) के प्रेषण हेतु अनुमत. क्रमांक जी.2-22-छ्त्तीसगढ़ गजट / 38 सि. से. भिलाई, दिनांक 30-05-2001."



पंजीयन क्रमांक "छत्तीसगद/दुर्ग/09/2013-2015."

छत्तीसगढ़ राजपत्र

(असाधारण) प्राधिकार से प्रकाशित

क्रमांक 64]

रायपुर, गुरुवार, दिनांक 30 जनवरी 2020 — माघ 10, शक 1941

आवास एवं पर्यावरण विभाग मंत्रालय, महानदी भवन, नवा रायपुर अटल नगर

अटल नगर, दिनांक 27 जनवरी 2020

अधिसूचना

क्रमांक एफ 7-23/2019/32. — राज्य शासन एतद्द्वारा छत्तीसगढ़ नगर तथा ग्राम निवेश अधिनियम, 1973 (क्र. 23 सन् 1973) की धारा 23—क (1) एवं (2) के अंतर्गत इस विभाग की समसंख्यक सूचना दिनांक 25.10.2019 द्वारा नवा रायपुर अटल नगर विकास योजना 2031 में लोक प्रयोजनार्थ निम्नानुसार भूमि का उपांतरण प्रस्तावित करते हुये दो प्रमुख दैनिक स्थानीय समाचार पत्रों में एक दिन प्रकाशित की गई थी:—

नवा रायपुर अटल नगर विकास योजना 2031 में चेप्टर—18.9 खण्ड 18.5.1 एवं 18.5.31

में टी.ओ.डी. में उपांतरण

परिशिष्ट-एक एवं परिशिष्ट-दो (संलग्न)

- 2. उक्त उपांतरण विकास योजना में टी.ओ.डी. से जोड़ने हेतु हैं।
- 3. सूचना में उल्लेखित निश्चित् समयाविध में कोई आपत्ति / सुझाव प्राप्त नहीं हुआ है।
- 4 अतः राज्य शासन एतद् द्वारा नवा रायपुर अटल नगर विकास योजना 2031 में उपरोक्त उपांतरण की पुष्टि करता है। उक्त उपांतरण नवा रायपुर अटल नगर विकास योजना 2031 का अंगीकृत भाग होगा।

छत्तीसगढ़ के राज्यपाल के नाम से तथा आदेशानुसार, भोसकर विलास संदिपान, संयुक्त सचिव.

परिशिष्ट-एक

Sl. No.	Clause No. in existing Development Plan	Existing Provisions	Proposed modification as per Clause 23-A in The Chhattisgarh Nagar Tatha Gram Nivesh Adhiniyam, 1973.
1	Clause 9.7 Demarcation of TOD Station (page 1840)	Figure 9.6 (enclosed)	Figure 9.6 (enclosed)
2	Table 18.1 Sl. No. 40 (page 1858)	Hospital/ Nursing Home ***** Only Nursing Homes in Residential areas.	Hospital/ Nursing Home/ Diagnostic Centre ***** Nursing Homes and Diagnostic Centres in Residential areas.
3	Clause No.: 18.5.2.2 Industrial Zone (c) - Rule (ii) (page 1865)	ii. Minimum 10% of the area at the sector level shall be provided for housing for workers.	ii. Maximum 10% of the area at the sector level shall be provided for housing for workers.
4	Clause No.: 18.5.3.1 Note (page 1867)	vii. Construction of boundary wall is not mandatory. However, if the wall is proposed, then the height of the wall is 300mm and the remaining area will of transparent material such as wire fencing, grill, etc.	vii. Construction of boundary wall is not mandatory. Provisions given in Bhumi Vikas Niyam 1984 Clause 75 can be followed for all landuses. In addition, Urban Design Guidelines shall be followed for special areas to be decided by Authority. However, 2m and 4m on both sides of centre-line of entrance and exit gates for residential/ other uses respectively along with corner chamfers/ curved boundaries need to be of 600mm opaque above ground level and balance transparent for sight lines and prevention of accidents.
5	Clause No.: 18.5.3.2 Parking Standards, Table 18.5a & b (page 1868-1869)	A2. For Residential-Plotted housing: 1.67 ECS/100 sqmt floor area in Table 18.5a, and 1ECS/100 sqmt floor area in Table 18.5b	For plot size of 100sqm to 250sqmt: 1ECS For plot size 250sqmt-300sqmt: 2ECS For plot size above 300sqmt: 1ECS/100sqmt of built- up area For plots allotted as part of VDPs, parking norms shall be relaxed and decided by Authority. Stilt parking of 2.4metres height shall be permitted within permissible covered area for residential plot of 100 square metres or more, whose minimum width is not less than 7.5 metres and area of such stilt parking shall not be counted for FAR and permissible height calculations.
		For A8. Light Industries, and A9. Flatted Group Industries 1.67 ECS/100 sqmt floor area in Table 18.5a, and 1ECS/100 sqmt floor area in Table 18.5b	For A8. Light Industries including Special Industries and A9. Flatted Group Industries including Special Industries 1 ECS per 200 sqm. floor area.
8	Clause No.: 18.5.3.2 Parking		Insertion after Table 18.5b
	Standards (page 1869)		 Common parking at sector/ layout levels to be provided and ECS requirement within a plot may be proportionately relaxed. Parking for convenience shopping and small commercial outlets to be accommodated in common parking areas with permission from Authority.

6	Table 18.6 Ground Coverage, FAR, Height and Other Controls (page 1870 –	Table 18.6 (enclosed)	Table 18.6 (enclosed)
105	1874)	* * * * * * * * * * * * * * * * * * *	
7	Clause 18.1.1 (page 1877	2	Insertion after Note 8.
			9. For Distributive Services, area requir-ement to be
	~		followed as stated in Chapter-11, Clause 11.10 of
		**	Development Plan 2031. For petrol pumps, plot
			sizes to follow Rule 53 of Chhattisgarh Bhumi Vikas
		8	Niyam.
8	Clause 18.7 Other	• As far as possible, the	As far as possible, the existing canals,
si -	Regulations (page 1878)	existing canals, water	water bodies and drains should not be disturbed.
	4. Water Bodies	bodies and drains should	However natural drains can be channelized and
	, water Boards	not be di09sturbed.	trained to suit the planning requirement provided
		However natural drains can	the total area of channel shall not be less than
	*	be channelized and trained	existing drain as per Khasra. Man-made irrigation
Ĭ		to suit the planning	canals can be rerouted or deleted as per the
		requirement provided the	planning and technical feasibility.
		total area of channel shall	5
		not be less than exiting	Insertion:
		drain as per Khasra. Man-	For maintaining buffers around
	*	made irrigation canals can	waterbodies, Chhattisgarh Bhumi Vikas Niyam
		be rerouted or deleted as	Rule 50 to be adopted.
	4,	per the planning and	
		technical feasibility.	
9	Clause 18.8 Urban Design		Insertion in NOTES:
	Control (page 1878)		10. Setbacks in Sector 19, 21 and 24 (Office
		•	Complex) need to be as per Urban Design
	1 A A	,	Guidelines.
	2 8 2		11. For on-street shopping plots, setbacks are to be
		, , , , , , , , , , , , , , , , , , ,	relaxed as per decision by Authority.

Figure 9.6

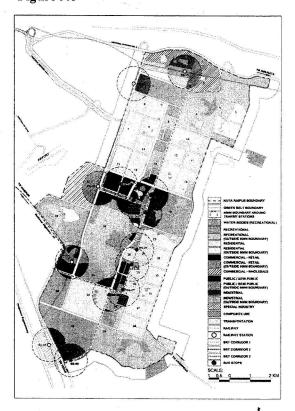


Figure 9.6 Possible TOD Station Areas demarcated for 14 stations of Phase 1 of the Naya Raipur Transit Plan - existing

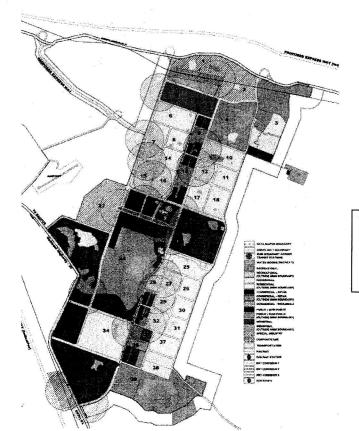


Figure 9.6 Possible TOD Station Areas demarcated for 19 stations of Phase 1 and 2 of Nava Raipur Atal Nagar Transit Plan - proposed गरिशिष्ट-दो

SI. No. 6 Table 18.6: Ground Coverage, FAR, Height and Other Controls

Table Fark			7				Existin	Existing Clause	Mon	Othor	Movimum	Proposed M	Proposed Modification/ Addition to Clause	Addition to	Clause Max.	Other
Premium (m) Coverage FAR with (m) Fremium (m) 15 14 15 15 15 15 15 15	Use Premise (Plot Sizes) Zone Ma	Zone		Σ E	Maximum	Min FAR	Max	FAR	Max. Height	Otner Controls	Ground	Min. FAR	rroposed Max.	FAR	Height	Controls
1	COV COV	COV COV	Cove Cove	000	Coverage (%)			Premium	Œ (m)		Coverage (%)	N .	FAR	with Premium	(m)	
11 1 1 1 1 1 1 1 1	2 3 4	3		4		S	9	7	8	6	10	#	12	13	41	15
11 1DU NR 0.5 1.3 11 2 DU 11 2 DU 2 DU 2 DU 3 DU 3 DU 4 DU	A. RESIDENTIAL									n e					ļ	114
11	Residential - 40 - below 60 m ² Outside NR Plotted (Incremental housing) TOD	2 Outside TOD	de	NR		1	1.3		=	1 DQ	N R	0.5	1.3		Ħ	1 DO
11 2 DU	men	TOD-10	TOD-10					20	5		9	an an				a ²
11 2 DU	Above 60-120 m ² Outside NR	Outside		N N		-	1.3		11	2 DU	NR	0.5	1.3		11	
11 2 DU NR 0.5 1.3 11 2 DU 2 DU 2 DU 3 DU 3 DU 4	TOD	TOD				•		3.000.00.000					er v			
11	TOD-5	TOD-5	TOD-10					p	•	e:					8	
11	Above 120-250 m ² Outside NR	Outside		NR	1	-	1.3		11	2 DU	NR	0.5	1.3		11	2 DÚ
11 2 DU NR 0.5 1.3 11 2 DU 3 DU 4	TOD-10	TOD-10	TOD-10					5		2 DU						2 DU
11	TOD-5	TOD-5	TOD-5							3 DU						3 DO
3 DU	ve 250 - 500	ve 250 - 500 Outside	de	NR		1 %	1.3		=	2 DU	NR	0.5	1.3		=	2 DU
4 DU NR 0.25 1.3 11 2 DU 3 DU A DU A Sper design; height restrictions as per Airport Authority of India norms.	m2 TOD-10		TOD-10				9		<u></u>	3 DU						3 DO
NR 0.25 1.3 11 NR As per design; height restrictions as per Air Authority of India norms.	TOD-5	TOD-5	TOD-5	r		- 2				4 DU						
NR As per design; height restrictions as per Air Authority of India norms.	Above 500 m2 Outside TOD		Outside TOD								NR	0.25	1.3		11	2 DU
NR As per design; height restrictions as per Air	TOD-10	TOD-10	TOD-10			12				10.3	B	à				3 DU
N.	TOD-5	TOD-5	TOD-5					28					e			4 DU
	Housing for the Outside Special Class TOD	9	Outside TOD					i i			N R	As per o	lesign; heigl Authorit	nt restriction y of India n	ns as per A	virport
	Government TOD-10		TOD-10	·		ji j	,					8				,
	TOD-5	TOD-5	TOD-5													8

FARK FARK Courted controls of Coverage (%) All o						Existi	Existing Clause	M	Othor	Movimum	Proposed Modification/	odification/	Addition to Clause	Clause	Other
Premium (m) Coverage FAR with (m) 2	Use Premise (Plot Sizes) Zone Maximum Ground		Maximum Ground		Min FAR	Max FAR	FAR	Max. Height	Controls	Ground	Froposed Min. FAR	Froposed Max.	FAR	Height	Controls
1	Coverage (%)	Coverage (%)	Coverage (%)	ь,			Premium	(III)	* *	Coverage (%)		FAR	with Premium	E)	
1.5 NR		4		L	S	9	7	∞	6	10	11	12	13	14	15
3 NR NR 1.125 2.5 3 NR 4 NR NR 1.5 3 4 NR 2 NR NR FAR to be kept 1.2 1.2 2 NR 1.5 NR NR NR NR NR NR NR 1.5 NR NR NR NR NR NR NR 2.5 NR NR NR NR NR NR NR 3 NR NR NR 2.5 3 NR 4 NR NR 2.5 3 NR 4 NR NR 3.5 1.5 NR 8 NR NR 3.5 1.5 NR 9 NR NR 3.5 1.5 NR 1.5 NR NR 3.0 4 NR 1.5 NR NR 3.0 1.5 1.5 NR	Residential – Group Housing Outside NR 1	de NR				1.8	2	NR		NR	1	1.8	2	NR R	
2 NR NR Minimum 1.2 2 NR 2 NR NR FAR to L.2 2 NR 1.5 NR NR I.2 2 NR 1.5 NR I.2 2 NR 1.5 NR I.2 1.5 NR 1.5 NR I.2 1.5 NR 1.5 NR I.2 1.5 NR 2.5 NR I.2 1.5 NR 3 NR I.2 1.5 NR 4 NR I.5 2.5 NR 3 NR I.5 3 4 NR 4 NR I.5 2.5 NR A NR I.5 3 4 NR A NR I.5 3 4 NR A NR I.5 3 4 NR A NR I.5 <td< td=""><td>.10 NR</td><td>.10 NR</td><td></td><td>Ľ</td><td>1.5</td><td>2.5</td><td>3</td><td>NR</td><td>. 1</td><td>NR</td><td>1.25</td><td>2.5</td><td>3</td><td>NR</td><td></td></td<>	.10 NR	.10 NR		Ľ	1.5	2.5	3	NR	. 1	NR	1.25	2.5	3	NR	
2 NR NR Minimum 1.2 2 NR 2 NR NR removed r	TOD-5 NR 2	NR		2		8	4	NR		NR	1.5	3	4	NR	
2 NR NR Minimum 1.2 2 NR 2 NR NR removed r	B. INDUSTRIAL	a.	2			21	8		37 38			2		9	
2 NR NR removed and removed to be kept to be kept to be kept to be kept and as it is. 1.2 2 NR 1.5 NR NR maximum to be kept to be kept to be kept as it is. 1.2 1.5 NR 2.5 NR NR Minimum to be kept to be kept as it is. 2.5 3 NR 3 NR NR NR NR NR NR 4 NR NR 3 4 NR 4 NR NR 0.3 1.5 NR 2 NR NR 0.5 1.5 NR 3 NR NR 0.5 1.5 NR 4 NR 0.5 1.5 2.0 NR 5 NR NR 0.5 1.5 NR 4 NR 0.5 1.5 2 NR 5 NR 0.5 1.5 NR 6 NR 0.5 1.5 NR 7	Flatted Group Industry Outside NR TOD	de NR	27		0.5	1.2	2	NR		NR	Minimum FAR to	1.2	2	A R	
2 NR NR removed nation maximum (1.2) 1.2 2 NR 1.5 NR NR NR 1.2 1.5 NR 1.5 NR NR NR 1.2 1.5 NR 2.5 NR NR NR 1.2 1.5 NR 3 NR NR NR 1.2 1.5 NR 4 NR NR namium 2 2.5 3 NR 4 NR NR namium 1.5 2.25 NR 4 NR NR and ties. 2.5 3 NR 4 NR NR 0.3 1 NR 5 NR 0.5 1.5 NR 6 NR 0.5 1.5 NR 7 NR 0.5 1.5 NR 8 NR 0.5 1.5 NR 8 NR 0.5 1.5<	.10 NR	.10 NR			0.5	1.2	7	NR		NR	pe .	1.2	2	NR	3 7
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1.5 NR NR As it is. 1.2 1.5 NR 2.5 NR NR Minimum 2 2.5 NR 3 NR NR NR NR NR NR 4 NR NR 1.5 2.5 NR 3 NR NR 1.5 2.25 NR 4 NR NR 3 4 NR 4 NR NR 3 4 NR 5 NR 3 4 NR 6 1.5 2.5 3 NR 7 NR 0.5 1.5 NR 8 1.5 2.5 3 NR 9 NR 0.5 1.5 NR 1 NR 0.5 1.5 2 NR 1 1 1 NR NR 1 1 1 1 NR 1	Light Service Industry Outside NR TOD	de	NR	- 36	1	1.2	1.5	NR :	5	NR	maximum to be kent	1.2	1.5	NR	8
1.5 NR NR Minimum 2 2.5 NR 3 NR NR FAR to be kept 3 4 NR 4 NR NR And maximum 1.5 2.25 NR 3 NR NR As it is. 3 4 NR 4 NR NR 0.3 1 NR NR 2 NR NR 0.5 1.5 NR 3 NR NR 0.5 1.5 NR 4 NR NR 0.5 1.5 NR 5 NR NR 0.5 1.5 NR 6 NR 0.5 1.5 NR 7 NR 0.5 1.5 NR 8 NR 0.75 2.5 3 NR 8 NR 0.75 2.5 3 NR	TOD-10 NR	10	NR		1	1.2	1.5	NR		NR	as it is.	1.2	1.5	NR	
2.5 NR Minimum 2 2.5 NR 3 NR NR removed and new removed and	TOD-5 NR		NR			1.2	1.5	NR		NR		1.2	1.5	NR	is it
2.5 NR NR Minimum FAR to be 2.5 3 NR 3 NR NR removed and to be kept 3 3 4 NR 2.25 NR NR naximum to be kept 3 1.5 2.25 NR 4 NR NR 3 4 NR A NR 0.3 1 NR NR NR 0.5 1.5 NR NR NR 0.75 2.5 3 NR	C. SPECIAL INDUSTRY									-					
3 NR NR removed and lemoved	IT and IT related industry. Outside NR 1. TOD	NR		-	1.5	7	2.5	NR		NR	Minimum FAR to	2	2.5	NR R	2 2 2 2
4 NR removed and to be kept to be kept as it is. 3 4 NR 3 NR NR As it is. 3 4 NR 4 NR NR 0.3 1 NR NR 2 NR NR 0.5 1.5 NR NR 2 NR NR 0.5 1.5 NR NR 3 NR NR 0.5 1.5 NR 4 NR NR 0.5 1.5 NR 4 NR NR 0.5 1.5 NR 4 NR NR 0.5 1.5 2 NR	10 NR	NR		T ,	1.5	2.5	3	NR		NR	pe	2.5	3	NR	
2.25 NR Inaximum to be kept as it is. 1.5 2.25 NR 3 NR NR 0.3 1 NR NR NR 0.5 1.5 NR 3 NR NR 0.5 1.5 NR 4 NR NR 0.75 2.5 3 NR 4 NR NR 1 3 4 NR	TOD-5 NR	NR			7	3	4	NR		NR	removed	က	4	NR	72 37
3 NR NR As it is. 2.5 3 NR 4 NR NR 0.3 1 NR NR NR 0.5 1.5 NR 2 NR NR 0.5 1.5 NR 3 NR NR 0.5 1.5 NR 4 NR NR 1 3 4 NR	Others Outside NR TOD	de	NR			1.5	2.25	NR.		NR	maximum to be kent	1.5	2.25	NR R	
4 NR NR 0.3 1 NR NR NR 0.5 1.5 NR 2 NR NR 0.5 1.5 NR 3 NR NR 0.5 1.5 2 NR 4 NR NR 1 3 4 NR	.10 NR	.10 NR		1	1.5	2.5	3	NR		NR	as it is.	2.5	3	NR	
NR NR 0.3 1 NR NR NR 0.5 1.5 NR NR NR 0.5 1.5 NR NR NR 0.5 1.5 2 NR NR NR 0.5 1.5 2 NR 4 NR NR 1 3 4 NR	TOD-5 NR	NR			7	3	4	NR		NR		3	4	NR	
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2 NR 0.5 1.5 NR 3 NR 0.5 1.5 2 NR 4 NR NR 1 3 4 NR		-10	NR	<u> </u>		1.5		· NR		NR	0.5	1.5		NR	
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3 NR 0.75 2.5 3 4 NR 1 3 4	Local Shopping Centre Outside NR TOD	de	NR R		_	1.5	7	NR		NR	0.5	1.5	7	NR.	ĵ
4 NR 1 3 4	TOD-10 NR		NR	_	1.5	2.5	3	NR		NR	0.75	2.5	ဧ	NR	5 803 S 10
	. TOD-5 NR		NR R	_	7	3	4	NR		NR	-	6	4	NR	1

					Existi	Existing Clause			8.	Proposed M	lodification/	Proposed Modification/ Addition to Clause	Clause		-
Serial	Use Premise (Plot Sizes)	Zone	Maximum	Min	Max	FAR	Max.	Other	Maximum	Proposed	Proposed	Proposed	Max.	Other	
No.			Ground	FAR	FAR	with	Height	Controls	Ground	Min. FAR	Max.	FAR	Height	Controls	
			Coverage (%)	in the second		Premium	(II)		Coverage (%)		FAR	with Premium	(m)		
	7	3	4	S	9	7	80	6	10	11	12	13	14	15	$\overline{}$
100	Commercial cum Business	Outside TOD	NR	-	1.5	2	NR		NR	1	1.5	2	NR	ga	·
		TOD-10	NR	1.5	2.5	3	NR		NR	-	2.5	3	NR	*	
		TOD-5	NR	2	6	4	NR		NR	1	3	4	NR	ä	-
10	Central Business District	Outside TOD	NR		1.5		NR	Max FAR	NR	2 0	1.5	2	NR	Max FAR	
		TOD-10	NR					within	NR				æ	within	
		TOD-5	NR					TOD	NR				1	zone	
			0					shall be	5					shall be	
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							٠	individua I plot.	e e	3				Individua I plot.	
,	Hotel	Outside TOD	NR	1.5	7	2.5	NR	5% of the F.A.R.	NR	92.0	2	2.5	NR	5% of the F.A.R.	
	ů.	TOD-10	NR	7	2.5	3	NR	can be	NR	1	2.5	3	NR	can be	
		TOD-5	NR	2	6	4	NR	used for the retail	NR	1	3	4	NR	the retail	
Ó	E. COMMERCIAL – WHOLESALE			3				suopping.						Suchbung.	
5	Wholesole Trade / Werehousing	Outside	QN		-		QN	ТЪР	an		_	5	NR	The	_
	(Integrated development)	TOD	4		-		4	subdivisi	W.		4			subdivisi	
		TOD-10						on shall	al di			2		on shall	
		TOD-5		ALL SAME				the			4			the	4
					8			Industrial						Industrial	-
			R					Zone	8		18		31	Zone	
								ent		à				ent	-
UB	F. PUBLIC/ SEMI PUBLIC						×								
13	Public, Semi-public and Private Premises (Habitat Academy, Press	Outside TOD	20	-	1.25	1.5	NR		20	0.5	1.25	1.5	NR		
	Enclave, NCC, Police Academy, Police Station / Fire Post / Fire Station / Post and Telegraph Office,	TOD-10	NR	1.5	7	ĸ	NR		NR	0.75	7	င	NR	,	
7															7

			\$3		Existi	Existing Clause		7		Proposed M	odification/	Proposed Modification/ Addition to Clause	Clause	,
Serial	Use Premise (Plot Sizes)	Zone	Maximum	Min	Max	FAR	Max.	Other	Maximum	Proposed	Proposed	Proposed	Max.	Other
No.			Ground	FAR	FAR	with	Height	Controls	Ground	Min. FAR	Max.	FAR	Height	Controls
		z	Coverage (%)			Premium	(m)		Coverage (%)		FAR	Premium		
1	2	က	4	v	9	7	œ	6	10	11	12	13	14	15
	Head Office, Post Office)	TOD-5	NR	2	3	4	NR		NR	1	3	4	N.	27 - 20 28 - 20
The state of the s	•			2									2	# # # # # # # # # # # # # # # # # # #
14	Public Utilities such as Bus Depot,	Outside TOD	NR		-	1.5	NR		NR		1	1.5	NR	
		TOD-10	NR		2	3	NR		NR		2	3	NR	8
		TOD-5	NR		6	4	NR		NR		3	4	NR	
15	Hospital / Health Centre	Outside TOD	20	1	1.3	1.8	NR		90	0.5	1.3	1.8	NR	
		TOD-10	NR	1.5	2	3	NR		NR	0.75	2	3	NR	71
	8	TOD-5	NR	2	8	4	NR		NR	1	3	4	NR	
16 ·	Nursing Home/ Diagnostic Centre	Outside	90	-	1.3	1.8	NR		90	0.5	1.3	1.8	NR	
		TOD-10	NR	1	1.3	1.8	NR		NR	0.5	1.3	1.8	NR	7 V
		TOD-5	NR	1	1.5	2	NR		NR	0.5	1.5	2	NR	
17	Petrol pumps	Outside TOD	25		9.0		NR		Petrol Pump	Petrol Pump Design guidelines to be followed	lines to be fo	llowed.	•	20 To 10 To
	r	TOD-10	25		9.0		NR							*
		TOD-5	25		9.0		NR							
18	Religious Premises	Outside TOD	. 50		1		NR		09	B B	-	7	N.	Max 15% of the
		TOD-10					u u							FAR
		TOD-5	*								24			snall be
ž									10 100 200	ş			2	Housing
							,							including hostels/
			3										and the same of th	guest house.
19	Community Hall/ Auditorium	Outside TOD	30		9.0		NR		20		1.5	7	NR	1
		TOD-10												. 100
		TOD-5			3									

	12 100				5 (1)		2											8	,1						2		20			- 1	18 6						
	Other Controls	*	15	Min 10% of the	land area	shall be	earmarke	d for	Playgrou	nd.	However,	the FAR	shall be	calculate	d on	Gross	plot area.	Min 40%	of the		shall be	ma.	d for Playgrou	nd. However	the FAR	shall be	calculate	d on	Gross	plot area.	\simeq	for the	handicap	ped shall	same allc		the
Clause	Max. Height		14	NR	10							* :						NR				Z.		NR													
Addition to	Proposed FAR with	Premium	13					O COMPANDO DE		150000				A174000	Marie 2001			1.5				1.8	1	2													18
odification/	Proposed Max.	WC.	12	1												51 27 10		1				1.3		1.5		.4											
Proposed Modification/ Addition to Clause	Proposed Min. FAR		11		20		R				а ,	sil .			5			0.5	1			0.75		0.75	-0				¥								
	Maximum Ground	(%)	10	NR		14							5			2.		NR				NR	8	NR					······································		TS.						
	Other Controls	2	6	Min 40% of the	land area	shall be	earmarke	d for	Playgrou	nd.	However,	the FAR	shall be	calculate	d on	Gross	plot area.	Min 40%	of the	land area	shall be	earmarke	d for Playgrou	nd.	the FAR	shall be	calculate	no p	Gross	plot area.	\simeq	for the	handicap		nave une		the
×	Max. Height		∞	NR	8													NR				NR		NR			R				4						
Existing Clause	FAR	rremnum	7	d	2				20		ia.				*******		4	1.5				1.8		2													
Exist	Max FAR		9	9.0	8													1				1.3		1.5													
	Min		2					-	ži.									1				-	3.	1													
	Maximum Ground	Coverage (%)	4	NR							ñ	3			ū		8	NR				NR R		NR													
	Zone		3	Outside	100	TOD-10		TOD-5			×							Outside	TOD			TOD-10		TOD-5											8		
	Use Premise (Plot Sizes)		2	Nursery School						S.								Primary School													· ·				,	•	•
	Serial No.		-	20 N										8				21 Pr			5				o	je .			w a								

																2	ar .		٠.			60		97		ple n				
2	Other Controls	15	/wording	school.	**	7 0		land area	CO	d for Playgrou	nd.	However,	shall be	calculate	uo p	Gross plot area	Note:	In case of	education	institutio	ns, the	total area	of the	plot shall	divided	i.ii	Ξ	College	building area (Min	40 %), (ii)
Clause	Max. Height (m)	14		8	2 25	NR	ıe		NR	NR		×	¥				NR			8.			y			r	3			
Addition to	Proposed FAR with	Premium 13				1.8			1.8	7							1.8							10				3		27
odification/	Proposed Max. FAR	12		20		1.2			1.3	1.5	и				79		1.2	l+		2	,									
Proposed Modification/ Addition to Clause	Proposed Min. FAR				± .	0.75			0.75	0.75				6 2		0	0.5							*					×	
	Maximum Ground Coverage	(%)	2	20		NR			NR	NR							NR				300					zi.				
10	Other Controls	σ	,	primary school.	а	Min 40%	of the	CO	earmarke	d for Playerou	nd.	However,	the FAK	calculate	uo p	Gross plot area	Note:	In case of	education	al	ns, the	total area	of the	plot shall	divided	in (i)	College	building	area (Min	(ii) Playfield
	Max. Height (m)	o	0		u.	NR			NR	NR		•					NR	01				2				5				
Existing Clause	FAR with Premium	1	,	-	7	1.8		e e	1.8	2							1.8			60										
Existi	Max FAR	,	0			1.2			1.3	1.5							1.2						5							
	Min FAR	2	c			1	i		1	1							1	3												
	Maximum Ground Coverage	(%)	4			NR			NR	NR			-				NR													
	Zone		C	ı		Outside	TOD		TOD-10	TOD-5		×		si			Outside	TOD			8					2				a a
	ot Sizes)					/ Senior	/ Integrated											ĸ	¥					,	-	_				•
	Use Premise (Plot Sizes)		7			v. School		ial School	Provision to be made)																					
	Use				9	Secondary	Secondary	Residential	Provisior				2				College)								SF.	9		3 3	
	Serial No.		-		162	22	1						٠				23	,												
							-																							

					Existin	Existing Clause				Proposed M	odification/	Proposed Modification/ Addition to Clause	Clause	
Corio	Ilsa Pramisa (Plot Sizas)	Zone	Maximim	Min	Max	FAR	Max.	Other	Maximum	Proposed	Proposed	Proposed	Max.	Other
No.		2007	Ground	FAR	FAR	with	Height	Controls	Ground	Min. FAR	Max.	FAR	Height	Controls
3			Coverage (%)			Premium	Œ)	5	Coverage (%)		FAR	with Premium	(II)	5 2 2 2 3 3 3 4 3 5
-	7	3	4	S	9	7	∞	6	10	11	12	13	14	15
								(Min40%),					* * *	Playfield (Min
·		TOD-10	NR	1.2	1.5	2.25	NR	(iii)	NR	9.0	1.5	2.25	NR	40%),
%.				:	3			Parking			93			(iii)
			gi v					area (Min 10%) and				5		Farking area (Min
		TOD-5	NR	1.5	2	3	NR	(iv)	NR	0.75	2	3	NR	10%) and
								Residenti			6		y.	(iv)
		U						al and hostel				e e		al and
						- 10		area			9		ži.	hostel
					R			(Max.10						area
			ė.		-	2 2	•	%). The						(Max.10 %) The
	*							m FAR						maximu
								shall be						m FAR
	8	a	20	W. W.	12			calculate				8		shall be
								a on the		10				d on the
10								enure					*	entire
	25			į.	7			area of						gross
				Ø.				the				2		area of
	20							college.				1		the college.
24	Capitol Complex	Outside	NR		-		NR		NR		-		NR	
		TOD-10					18			2			:	2 2
		TOD-5		**********					8			5)		
25	Exhibition Ground	Outside	NR		0.5		NR	The	NR	,	0.5		NR	The
		TOD					3	structures						structures
1		TOD-10						In the Exhibitio				8	261	Exhibitio
								n Ground					jad.	n Ground
d.		TOD-5			Y, our			Area	5					Area
	,		8					temporar						temporar
a a	•							y in						y in

			ā		Exist	Existing Clause			2	Proposed M	odification/	Proposed Modification/ Addition to Clause	Clause	
Serial	Use Premise (Plot Sizes)	Zone	Maximum	Min	Max	FAR	Max.	Other	Maximum	Proposed	Proposed	Proposed	Max.	Other
No.	8		Ground	FAR	FAR	with	Height	Controls	Ground	Min. FAR	Max.	FAR	Height	Controls
			Coverage			Premium	Œ	A	Coverage		FAR	with Premium	E	
-	7	3	4	S	9	7	8	6	10	11	12	13	14	15
								nature.						nature.
			o si	550			14	25% of	it i	35	,			25% of .
					2			FAR						FAR
								could be					Įš.	could be
								for				a		for
			e e e	-			1	permanen	8	5				permanen
			16		۵	2.2		structures					2	structures
										J.				
26	Other institutional areas (not	Outside	NR	-	1.5	2	NR	Max 15%	NR	0.5	1.5	2	NR	Max 15%
	covered above)	TOD	Э					of the						of the
		TOD-10	NR	1.5	7	3	NR	FAR	NR	0.75	2	3	NR	FAR
		TOD-5	NR	7	က	4	NR.	shall be used for	NR	-	8	4	NR	shall be used for
a N						9		Housing			15		8 8	Housing
		N.						including Hostels/	22					including Hostels/
	,							guest						guest
G. RE	G. RECREATIONAL										٠			
27	Recreational Area	Outside TOD	NR	0.2			П	§ Facilities	NR.	Minimum Removed	0.2		=	§ Facilities
	2							as listed						as listed
	e l							18.1 shall					SI .	18.1 shall
								pe ::	۰		tš			
								allowed				,		allowed

							- ,-		7		- 0	_ 87	15									2	أے		t		_			3		-	_			-		
	Other		15	permissio n from	the	authority	on Max	ground	coverage	15% of	the gross	land.	∞	Maximu	m built	space to	be within	0.2 FAR.		§ The	gross	FAR can	: : e	nte	uop.	individua	I plot as	per me	approved	layout	provided	the Max	FAR on	individua	l plot /	shall not	be more	than 0.50.
Clause	Max. Heioht	(m)	14				3	*		×						51			0													0.*		×				
Addition to	Proposed FAR	with Premium	13																																			
odification/	Proposed	FAR	12)										4,							60																
Proposed Modification/ Addition to Clause	Proposed Min FAB	MIII. FAN	11	24	,	,	18	28			950	2			0															ŗ		,						
76	Maximum	Coverage (%)	10			18			v						2			9	110														10					
	Other	Controls	6	permissio n from	the	authority	on Max	ground	coverage	15% of	the gross	land.	· co	Maximu	m built	space to	be within	0.2 FAR.		§ The	gross	FAR can	þe	distribute	d on	individua	I plot as	per the	approved	layout	provided	the Max	FAR on	individua	l plot	shall not	be more	than
	Max.	meignt (m)	∞	2	-11	2		=			A				Ŀ																		ţ					
Existing Clause	FAR	Premium	7					Si G										8	-	-		-																
Existi	Max	FAK	9																																MO1			
	Min	FAK	2		-							8	j:									å																3000
	Maximum	Ground Coverage	4		-													*																				
	Zone	2	3	TOD-10									TOD-5					G.				,												,				
	Use Premise (Plot Sizes)		2		2																																	į
		o Z	1													,		2							27						<u> </u>				101		*	•

							_			- 2						
	Other Controls		15	§ In case	of plots	falling	under	TOD	zones the	FAR can	þe	increased	upto 0.6.	20 81		
Clause	Max. Height	(m)	14													
Addition to	Proposed FAR	with Premium	13					R	31				ACCESSORIA DE LA CONTRACTORIA DE L			
Proposed Modification/ Addition to Clause	Proposed Max.	FAR	12					3	5							
Proposed M	Proposed Min. FAR	3	11			T										
	Maximum Ground		10		* 20			2		exe			1200		is	
	Other Controls		6		§ In case	of plots	falling	under	TOD	zones the	FAR can	þe	increased	upto 0.6.		
	Max. Height	(EE)	8		2000								=			
Existing Clause	FAR	Premium	7		5		e e		*					5		
Exist	Max		9					000000000000000000000000000000000000000	2/			60235111	1300000			
	Min		5			-				17	6					
	Maximum		4							8						
	Zone	*************	3							d						
	Use Premise (Plot Sizes)		2		a 2						,					NR: No Restriction
	Serial	į	-							ik	el s		2			20